102.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,000 / 672,000
					USE VALUE:	672,000 / 672,000
					ASSESSED:	672,000 / 672,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIOS MICHAEL & JESSICA
Owner 2:	RIOS HERMAN L & CHIN P
Owner 3:	
Street 1:	19 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THULIN LUKAS -
Owner 2:	MCGONAGLE DOROTHY M -
Street 1:	19 TERESA CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,180 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1959, having primarily Vinyl Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6180.000	248,200		423,800	672,000
Total Card	0.142	248,200		423,800	672,000
Total Parcel	0.142	248,200		423,800	672,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.15 | /Parcel: 448.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66225
GIS Ref
GIS Ref
Insp Date 10/30/18

!8199!

PREVIOUS ASSESSMENT

Parcel ID 102.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,300	0	6,180.	423,800	672,100	672,100	Year End Roll	12/18/2019
2019	101	FV	230,600	0	6,180.	429,800	660,400	660,400	Year End Roll	1/3/2019
2018	101	FV	230,600	0	6,180.	320,900	551,500	551,500	Year End Roll	12/20/2017
2017	101	FV	230,600	0	6,180.	290,600	521,200	521,200	Year End Roll	1/3/2017
2016	101	FV	230,600	0	6,180.	278,500	509,100	509,100	Year End	1/4/2016
2015	101	FV	226,800	0	6,180.	236,100	462,900	462,900	Year End Roll	12/11/2014
2014	101	FV	226,800	0	6,180.	224,000	450,800	450,800	Year End Roll	12/16/2013
2013	101	FV	189,600	0	6,180.	213,100	402,700	402,700		12/13/2012

PRINT

Date	Time
12/10/20	22:46:42

LAST REV

Date	Time
09/09/19	08:38:33

apro

PAT ACCT. 8199

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THULIN LUKAS,	60818-222		12/26/2012		517,000	No	No		
HADZEKYRAKIDES	46055-44		9/8/2005		440,000	No	No		
	10926-102		9/10/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/1992	594	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
1/17/2009	Meas/Inspect	372	PATRIOT
12/30/2005	MLS	MM	Mary M
10/22/1999	Meas/Inspect	264	PATRIOT
3/5/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66225
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6180		Sq. Ft.	Site		0	70.	0.98	5									423,779						423,800	

Total AC/HA: 0.14187 | Total SF/SM: 6180 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 423,779 | Spl Credit | Total: 423,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.99148500
Adj $ / SQ:	107.080
Other Features:	93277
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	260170
Depreciation:	11968
Depreciated Total:	248202

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

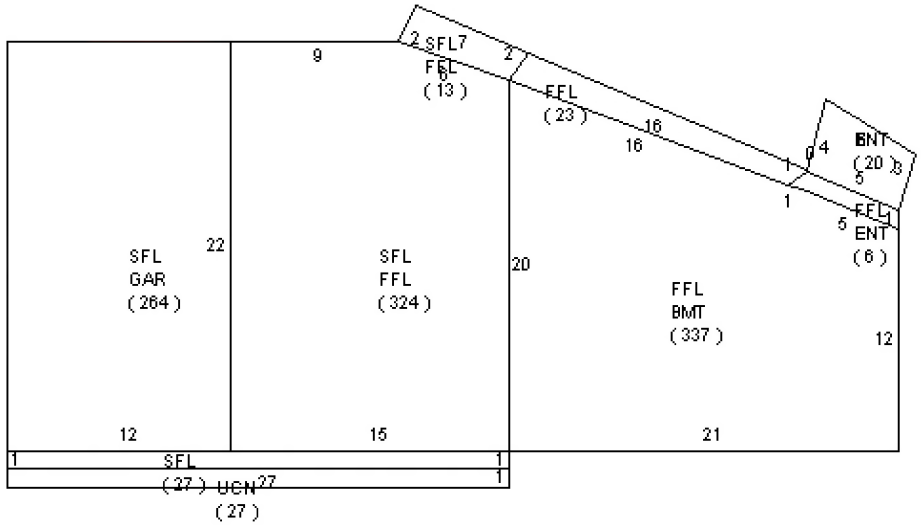
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	107.08
Special Features:	0	Val/Su Net:	125.04
Final Total:	248200	Val/Su SzAd	186.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	703	107.080	75,278
SFL	Second Floor	628	107.080	67,246
BMT	Basement	337	49.190	16,577
GAR	Garage	264	24.260	6,405
UCN	Canopy	27	26.180	707
ENT	ENTRY	26	26.180	681

Net Sketched Area:	1,985	Total:	166,894
Size Ad	1331	Gross Are	1985	FinArea	1500
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	